

**UNITED STATES DISTRICT COURT**  
 for the  
**Eastern District of Washington**

FILED IN THE  
 U.S. DISTRICT COURT  
 EASTERN DISTRICT OF WASHINGTON

**Jun 05, 2024**

SEAN F. McAVOY, CLERK

\_\_\_\_\_  
 WILLIAM ROBERT and JULIE L. FAY ANT \_\_\_\_\_  
 Plaintiff \_\_\_\_\_  
 v. \_\_\_\_\_  
 US BANCORP, DBA U.S. BANK NATIONAL  
 ASSOCIATION, GUILD MORTGAGE, DBA. CHERRY  
 CREEK MORTGAGE, FEDERAL HOME LOAN  
 MORTGAGE CORPORATION, JOHN AND JANE DOE  
 Defendant \_\_\_\_\_

) \_\_\_\_\_  
 ) \_\_\_\_\_  
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 ) \_\_\_\_\_  
 ) \_\_\_\_\_  
 ) \_\_\_\_\_  
 ) Civil Action No. 2:24-cv-00095-SAB  
 ) \_\_\_\_\_  
 ) \_\_\_\_\_  
 ) \_\_\_\_\_  
 ) \_\_\_\_\_

**JUDGMENT IN A CIVIL ACTION**

The court has ordered that (*check one*):

the plaintiff (*name*) \_\_\_\_\_ recover from the defendant (*name*) \_\_\_\_\_ the amount of \_\_\_\_\_ dollars (\$ \_\_\_\_\_), which includes prejudgment interest at the rate of \_\_\_\_\_ %, plus post judgment interest at the rate of \_\_\_\_\_ % per annum, along with costs.

the plaintiff recover nothing, the action be dismissed on the merits, and the defendant (*name*) \_\_\_\_\_ recover costs from the plaintiff (*name*) \_\_\_\_\_.

other: Motions to Dismiss at ECF Nos 4, 9, and 17 are GRANTED. Plaintiff's Motion for Summary Judgment, ECF No 15, and Plaintiff's Construed Motion to Remand, ECF No 16, DENIED. The claims asserted against U.S. Bank, Freddie Mac, Guild Mortgage, and all remaining claims are DISMISSED with prejudice.

This action was (*check one*):

tried by a jury with Judge \_\_\_\_\_ presiding, and the jury has rendered a verdict.

tried by Judge \_\_\_\_\_ without a jury and the above decision was reached.

decided by Judge \_\_\_\_\_ Stanley A. Bastian \_\_\_\_\_ on motions for dismissal.

Date: 6/5/2024

*CLERK OF COURT*

SEAN F. McAVOY

s/ Wendy Kirkham  
 (By) Deputy Clerk

Wendy Kirkham